181.0	0005	0009.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 793,700 / 793,700
					USE VALUE: 793,700 / 793,700
					ASSESSED: 793,700 / 793,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		SHELLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARBER BEATRICE/TRUSTEE
Owner 2:	BEATRICE BARBER TRUST
Owner 3:	
Street 1:	12 SHELLEY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BARBER BEATRICE -
Owner 2:	-
Street 1:	12 SHELLEY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,431 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1985, having primarily Clapboard Exterior and 2019 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7431.000	343,600		450,100	793,700
Total Card	0.171	343,600		450,100	793,700
Total Parcel	0.171	343,600		450,100	793,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.12 | /Parcel: 393.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 122691
GIS Ref:
GIS Ref:
Insp Date: 07/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 181.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	343,600	0	7,431.	450,100	793,700	793,700	Year End Roll	12/18/2019
2019	101	FV	299,500	0	7,431.	450,100	749,600	749,600	Year End Roll	1/3/2019
2018	101	FV	299,500	0	7,431.	379,300	678,800	678,800	Year End Roll	12/20/2017
2017	101	FV	299,500	0	7,431.	347,200	646,700	646,700	Year End Roll	1/3/2017
2016	101	FV	299,500	0	7,431.	295,700	595,200	595,200	Year End	1/4/2016
2015	101	FV	276,900	0	7,431.	257,200	534,100	534,100	Year End Roll	12/11/2014
2014	101	FV	276,900	0	7,431.	237,900	514,800	514,800	Year End Roll	12/16/2013
2013	101	FV	276,900	0	7,431.	226,300	503,200	503,200		12/13/2012

!14199!

PRINT

Date	Time
12/11/20	04:04:11

LAST REV

Date	Time
11/30/20	15:37:54
jorourke	

USER DEFINED

Prior Id # 1:	122691
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14199

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARBER BEATRICE	52447-296		3/23/2009	Family	99	No	No		
BARBER HARRY	24923-534		10/14/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	MEAS&NOTICE	BS	Barbara S
10/17/2008	Meas/Inspect	163	PATRIOT
12/28/1999	Meas/Inspect	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7431		Sq. Ft.	Site		0	70.	0.87	7									450,051						450,100	

Total AC/HA: 0.17059 | Total SF/SM: 7431 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 450,051 | Spl Credit | Total: 450,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.7	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00360000
Adj $ / SQ:	128.712
Other Features:	112709
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433254
Depreciation:	89684
Depreciated Total:	343570

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

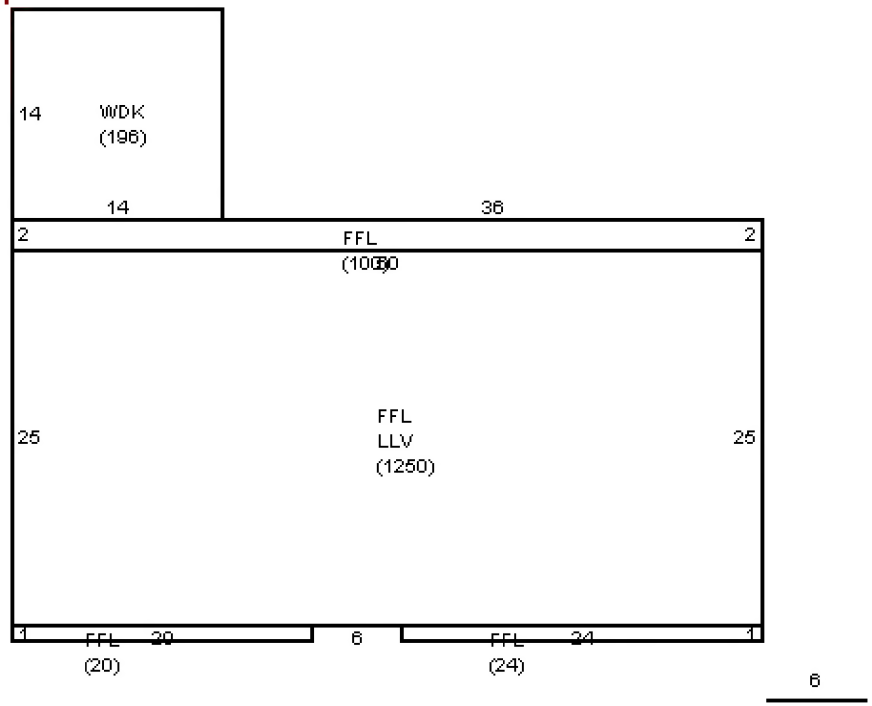
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.58
Special Features:	0	Val/Su Net:	120.99
Final Total:	343600	Val/Su SzAd	246.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,394	128.710	179,424
LLV	Lower Level	1,250	79.640	99,550
WDK	Deck	196	11.140	2,184

Net Sketched Area:	2,840	Total:	281,158
Size Ad	1394	Gross Are	2840	FinArea	2019
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

181.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	